132.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,233,300 / 1,233,300
					USE VALUE:	1,233,300 / 1,233,300
					ASSESSED:	1,233,300 / 1,233,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WINDERMERE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORHAM MAUREEN J
Owner 2:	
Owner 3:	
Street 1:	12 WINDERMERE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .231 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Vinyl Exterior and 3651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10066.000	579,800	3,700	649,800	1,233,300
Total Card	0.231	579,800	3,700	649,800	1,233,300
Total Parcel	0.231	579,800	3,700	649,800	1,233,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.82 /Parcel: 337.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85062

GIS Ref

GIS Ref

Insp Date 05/01/18

!10317!

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	579,800	3700	10,066.	649,800	1,233,300		Year end	12/23/2021
2021	101	FV	562,300	3700	10,066.	649,800	1,215,800		Year End Roll	12/10/2020
2020	101	FV	562,300	3700	10,066.	649,800	1,215,800	1,215,800	Year End Roll	12/18/2019
2019	101	FV	438,100	3700	10,066.	685,900	1,127,700	1,127,700	Year End Roll	1/3/2019
2018	101	FV	438,100	3700	10,066.	505,400	947,200	947,200	Year End Roll	12/20/2017
2017	101	FV	438,100	3700	10,066.	483,700	925,500	925,500	Year End Roll	1/3/2017
2016	101	FV	438,100	3700	10,066.	447,600	889,400	889,400	Year End	1/4/2016
2015	101	FV	413,900	3700	10,066.	375,400	793,000	793,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:30:30

LAST REV

Date	Time
09/24/18	14:52:51
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10317

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12794-217		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	85062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2013	1483	Manual	6,090	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Info By Phon	DGM	D Mann
5/1/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
2/19/2009	Measured	372	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
4/5/2000	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
3/14/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10066		Sq. Ft.	Site		0	90.	0.72	10									649,785						649,800	

Total AC/HA:	0.23108	Total SF/SM:	10066	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	649,785	Spl Credit		Total:	649,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.92422301
Const Adj.:	1.00739920
Adj $ / SQ:	125.693
Other Features:	117140
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	787784
Depreciation:	207975
Depreciated Total:	579809

COMMENTS

(2 DOORBELLS) CRACKS IN PLASTER & CEILING SMALL IN-LAW APT 1 FPL NON-FUNC.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

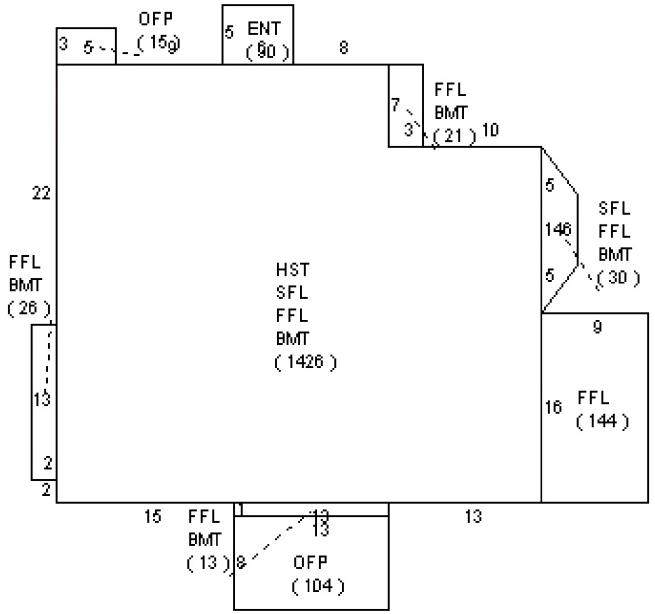
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	152.09
Special Features:	0	Val/Su Net:	105.53
Final Total:	579800	Val/Su SzAd	151.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,660	125.690	208,651
BMT	Basement	1,516	37.710	57,165
SFL	Second Floor	1,456	125.690	183,009
HST	Half Story	713	113.120	80,657
OFP	Open Porch	119	30.590	3,640
ENT	ENTRY	30	26.600	798

Net Sketched Area: 5,494 | Total: 533,920

Size Ad 3829 | Gross Area 6207 | FinArea 3651

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1915	25.42	T	40	101			3,700			3,700

More: N | Total Yard Items: 3,700 | Total Special Featues: | Total: 3,700